

Appel II Remote Recreational Cabin Site Area No. 1104201

Physical Characteristics	
Location	The Appel II Staking Area is located north of the Kuskokwim River, 8 air miles and 15 river miles northeast of the community of McGrath. Appel II encompasses approximately 10,800 gross acres within Township 28 South, Range 18 East, Kateel River Meridian and Township 29 South, Range 18 East, Kateel River Meridian.
Topo map	USGS Medfra A-5, A-6; McGrath D-5, D-6
Topography/ Terrain/ Major features	Near the Kuskokwim River, the area has small creeks and drainages that flow into the river. The elevation increases to the north into broad sloping uplands with ridges along low mountains. Appel Mountain (elevation 1,569 feet) is a prominent land form that is just outside of the staking area.
Access	Commercial airline service is available to McGrath. From McGrath, the Kuskokwim River will be the major transportation route to the staking area. Access is by boat or float plane during the summer months. Winter access is via snowmachine, dog sled or ski plane.
Roads/Trails	RST 140, (McGrath-Telida trail), RST 345 (Kobi-McGrath trail) and RST 203 (Takotna-Nixon Fork trail) intersect in section 20, Township 28 South, Range 18 West, Kateel River Meridian, approximately 1/2 mile north of the staking area. These trails are part of the historic Iditarod Trail system and are for winter use only.
View	There are views of the surrounding mountains, streams, and valleys. There are slopes with southern exposure looking toward the Kuskokwim.
Climate	The area has a cold, continental climate with average summer temperatures from 62 to 80 degrees F. Winter temperatures can range from -64 to 0 degrees F. Precipitation is light, averaging 10 inches per year, including an average snowfall of 86 inches.
Soils	The area contains thick silty colluvial sediment over partially weathered bedrock. Most of the area has permafrost.
Vegetation	Large white spruce and cottonwoods are found near stream bottoms, with black spruce and muskeg on poorly drained flats and north-facing slopes.
Water source	Water from streams is abundant at lower elevations. Ground water quality is unknown.

Easements and Reservations	
Title	Township 29 South, Range 18 East, Kateel River Meridian is patented to the State of Alaska. Township 28 South, Range18 East, Kateel River Meridian is Tentatively Approved to the State of Alaska.
Area Plan, Management Unit, Classification	Kuskokwim Area Plan Management Unit 5 – Kuskokwim River Sub-Unit 5b Appel II Classified Settlement
Fire Management Option	The Alaska Interagency Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options. Stakers are urged to locate parcels in hardwood stands or near water bodies, to reduce the potential for fire.
Municipal authority	This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.
Allowed uses	Remote Recreational Cabin Site leases are for recreational use only. No commercial use or permanent residence is allowed while under lease. Once the parcel is under purchase contract or conveyed into private ownership, these restrictions no longer apply.
Section line easements	All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by a protracted section line(s), are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010. Staking is not allowed across surveyed section lines or surveyed township lines.
Public access and utility easements	Parcels are subject to a minimum 25-foot public access and utility easement along interior parcel boundary lines and a minimum 60-foot public access easement along all existing trails. Stakers may not obstruct or block access within these easements.
Public and navigable water bodies and easements	There are no lakes or streams determined public or navigable within the staking area other than the Kuskokwim River. Staking is not allowed across public or navigable water bodies. Parcels are subject to a 50-foot public access easement along the ordinary high water line of public or navigable water bodies.
Setbacks and other restrictions	There is a 300-foot staking setback along the Kuskokwim River and a 300-foot staking setback on either side of two unnamed streams in sections 2 and 3, Township 29 South, Range 18 East, Kateel River Meridian for a distance of 600 feet from the Kusko- kwim. Stream crossings with motorized vehicles may be prohibited by applicable state and federal laws. Parcels are subject to a 100-foot building setback along the ordinary high water line of all water bodies. Water frontage limitations may apply to some water bodies.
Reserved areas	No staking is allowed within areas reserved or excluded on the staking maps for wood lots, airstrips, habitat protection, public use or other uses.
Waste disposal	Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation. Contact ADEC for information.
Wetlands	Parcels may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material. Contact ACOE for information.
Improvements	Prior to construction of any structure or waste disposal system, contact the platting authority for any permits or for required setbacks from water bodies, lot lines and easements.

Appel II Staking Area Base Appraisal

The appraised value (or cost) of your parcel will be determined after the survey is completed and approved. In the meantime, DNR provides Base Appraisal of hypothetical Key Parcels to help you estimate potential purchase prices. A staking area can have one or more Key Parcels (for example, waterfront and interior Key Parcels). The following value estimates are for hypothetical Key Parcels. These values will be used to establish the final appraised value for each surveyed parcel. This will be done by comparing each surveyed parcel to the appropriate hypothetical Key Parcel and making value adjustments for any differences.

In most cases, the appraiser did not inspect the staking area when preparing the Base Appraisal. The final appraisal will include a physical inspection of the staking area and each surveyed parcel to be appraised. The appraised value of your parcel may be different from the hypothetical Key Parcel because of physical differences found during the inspection. It is also possible that market conditions and prices may change between the date of the Base Appraisal and the date of appraisal for your parcel. The date of appraisal for your parcel is fixed. It is the date the lease application is approved.

Parcel “A”	
Hypothetical Key Parcel Appel II Staking Area	Size: 5, 15, or 20 acres Lot Type: 1st tier parcel within 500’ of Kuskokwim River Access: Boat, floatplane or snowmachine Building Site: At least 50% level, wooded and well drained Setback: As required within staking area & shown on most recent staking area map Easements: Typical section-line, interior lot line & trail Amenities: Typical view of surrounding area
Parcel “B”	
Hypothetical Key Parcel Appel II Staking Area	Size: 5, 15, or 20 acres Lot Type: 2nd tier parcel located more than 1/4 mile from Kuskokwim River Access: Boat, floatplane or snowmachine Building Site: At least 50% level, wooded and well drained Setback: As required within staking area & shown on most recent staking area map Easements: Typical section-line, interior lot line & trail Amenities: Typical view of surrounding area
Interest Appraised	Fee simple title, excluding mineral rights
Effective Date of Value	2/7/2003
Note: A 1st tier parcel either has direct frontage on a lake, river or trail, or is separated from this frontage by public land. A 2nd tier parcel is one that is separated from the frontage by another parcel.	

Conclusion of Values for Hypothetical Key Parcels			
	Size	Per/acre	Per/site (Rounded)
Parcel “A”	5.00 acres	\$1,824	\$9,100
	15.00 acres	\$1,200	\$18,000
	20.00 acres	\$1,020	\$20,400
Parcel “B”	5.00 acres	\$1,216	\$6,100
	15.00 acres	\$800	\$12,000
	20.00 acres	\$680	\$13,600

As a potential applicant, you are encouraged to apply for a parcel that will fit within your specific budget. The Key Parcel values are estimates of market value based on actual market transactions in the vicinity of the staking area and will be used to determine the value of the parcel you stake.

Some features that could increase the price of a staked parcel
- Exceptional views
- Frontage on a pond, creek or established trail
- Good building site (mostly level, well drained, low potential for flooding and erosion)
Some features that could decrease the price of a staked parcel
- Poor building site (mostly steep or wet ground, and/or high potential for flooding and erosion)
- Very difficult access

Preliminary Estimate of Survey and Appraisal Costs

Limiting Conditions for Estimated Survey Cost
This estimate is provided to furnish applicants with some idea of the approximate cost to survey and appraise state land under the Remote Recreational Cabin Sites program. No field inspection of the staking areas has been performed. The actual survey and appraisal costs for each parcel will be determined when the survey is completed. The lessee’s share of the survey cost, prorated by acreage, will be based on the actual contract cost.
The cost to survey state land in remote areas of the state may be higher than the actual value of the land. The minimum purchase price is \$1,000 regardless of the actual survey cost.

Estimated Survey Cost: \$4,500-\$5,500
Note:The survey costs will be credited toward the purchase price.
Estimated Appraisal Cost: \$500

Acronyms and Abbreviations Used in this Brochure	
AAC	Alaska Administrative Code
ADEC	Alaska Department of Environmental Conservation
ADF&G	Alaska Department of Fish and Game
ADL	Alaska Division of Lands (case number prefix)
AS	Alaska Statute
ASCS	Alaska State Cadastral Survey
ASLS	Alaska State Land Survey
ACOE	Army Corps of Engineers
AZ MK	Azimuth Mark
CM	Control Monument
CS	Cadastral Survey/Control Survey
DNR	Department of Natural Resources
ESM	Easement
EV	Easement Vacation
MS	Material Site
ORV	Off-Road Vehicle
PIC	Public Information Center
R	Range (as in “R4W” - “Range 4 West”)
RST	Revised Statute 2477 Right-of-Way (case number prefix)
T	Township (as in “T6N” - “Township 6 North”)
TR	Tract
USGS	United States Geological Survey
USS	United States Survey